



Acres of Mature Gardens and Grounds...

OUTSIDE:

- House is approached through electric gates to gravelled forecourt.
- Back gardens are magnificent mainly in lawn with many mature trees, herbaceous borders and climbers.
- Organic vegetable kitchen garden as well as organic vegetable tunnel
- Hen house, hen or and Dog run.
- Garden Shed, Garage, small stable and tack room.
- Sunken paved patio off the extension, south and west facing with many flower beds and borders.
- Enclosed paved patio/BBQ area off main house south and west facing – fully enclosed and sheltered.
- Pump house.
- Lovely old stone Church, slated suitable for office/studio.

SERVICES:

Private well, septic tank drainage, ESB, telephone, OFCH.

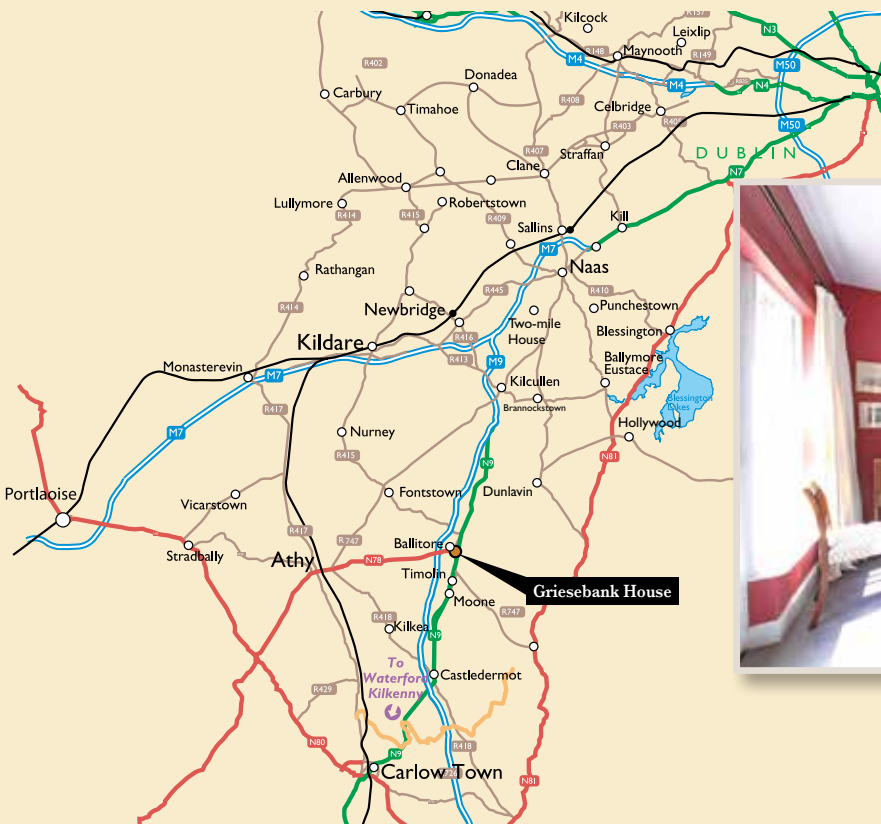
BER: Exempt Protected Structure



An Unusual “Quirky” Family Home, Ideal Haven for a Young Family

DIRECTIONS:

From Dublin and the South – Take M9, Exit at Junction 3 (Ballitore) go for 2km to T-Junction, turn left, take next left and next left, after 200 yards take right. Griesebank House is 2nd entrance on left.



BER EXEMPT

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Edward Street, Newbridge, Co. Kildare, Ireland.
Ph: **+353 (0)45 433 550** Fax: **+353 (0)45 434 122**
e: info@jordancs.ie www.jordancs.ie

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FOR SALE BY PRIVATE TREATY

Griesebank House

Ballitore, Co. Kildare.

Unique Historical Quaker 18th century Period Residence with Adjoining Contemporary wing, blending in to form a Splendid Family Home (6,488 sq.ft.) on c. 2.169 Acres of Mature Gardens and Grounds

VIEWING STRICTLY BY APPOINTMENT

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Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: (045) 433 550

Griesebank House

Griesebank House is situated just outside the Village of Ballitore, off the M9 and convenient to Kilcullen, Athy, Carlow and with direct access to Dublin, its International Airport and the southeast via the M9 (3km).

Built in 1700 and once the home of writer Mary Leadbeater (1758 – 1836), Home of the Shackleton family, Griesebank has been home for the last 25 years for the present owners, who have recently purchased a property and are downsizing and moving to Co. Kilkenny.

The residence which includes c. 6,488 sq.ft. of spacious living accommodation includes a large wing, which was built as an adjoining apartment with 2 bedrooms, 2 bathrooms and smoothly blends in with the old, to make a wonderful quirky family home.

M9	3 km
Kilcullen	15 km
Athy	12 km
Carlow	36 km
Naas	38km
Dublin	65 km
Curragh	25 km

AMENITIES:

Amenities include:

Hunting: Kildare & South County

Golf: Curragh, Carlow, Athy

Racing: Naas, Curragh, Punchestown





ACCOMMODATION:

Entrance Hall 6.8m x 2.38m

Library/Study 5.48m x 3.88m

Cloakroom

Guest Bedroom 5.00m x 4.43m

Ensuite

Spacious Country

Kitchen/Familyroom 11.6m x 5.6m

4 oven Aga cooker (oil), range of built in ground and eye level presses, electric cooker, integrated dishwasher; familyroom has woodburning stove and adjoining larder room.

Utility

1st Return

Bright Drawingroom 5.84m x 5.7m

Fireplace, fitted bookshelves

With w.c., w.h.b.

Ceiling height 3.18m

Bath, w.c., w.h.b., fitted shelving

Sink unit and fitted cupboards

Landing

A spacious south facing room with marble fireplace, overlooking the gardens, fitted bookshelves, door to garden





1ST FLOOR

Master Bedroom 5.58m x 4.96m Slate fireplace

Ensuite Bathroom Bath, w.c., w.h.b., fitted press

**Dressingroom/
Bedroom 2** 5.58m x 3.90m
Black marble fireplace, range of
built in wardrobes, presses, w.h.b.

2ND FLOOR

**Large Playroom/
Bedroom 3** 6.42m x 4.93m
Range of storage cupboards, hot press

Bathroom Bath, w.c., w.h.b., tiled floor

Bedroom 4 4.83m x 4.17m Wardrobe, w.h.b.

Bedroom 5 5.00m x 3.37m Wardrobe, w.h.b.

ANNEX

Extension was built about 10 years ago as an extra apartment, is fully integrated with the Main House, but with its own hall door and courtyard entrance it can be separated and rented out. It combines the old with the new to form a workable family home.

Entrance Hall 9.63m x 1.94m Timber floor

Bedroom 1 4.20m x 3.55m
Range of built in presses/wardrobes

Ensuite Bath, w.c., w.h.b., fitted shelving,
tiled floor

Utility Room
Range of cupboards, fully plumbed, ground and eye level
presses. Hot press – shelved.

Bright Kitchen 4.68m x 3.00m
Fully fitted lime oak ground and eye level presses, Stanley
Range Cooker (oil), integrated fridge, dishwasher.

Magnificent Drawingroom
8.93m x 5.27m

South facing with 2 doors to gardens and patio, cast iron
fireplace, 3.51m ceiling height.

Bedroom 2 4.60m x 4.00m Door to garden

Ensuite Bath, w.c., w.h.b., bidet, electric
shower, range of wardrobes and
presses.

